



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	11/13/07	<b>AGENDA REQUEST NO:</b>	V A
<b>INITIATED BY:</b>	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	TRAVIS TANNER	<b>ASSISTANT PLANNING DIRECTOR:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	N/A

<b>SUBJECT / PROCEEDING:</b>	AMENDMENT NO. 3 TO LAKE POINTE PLANNED DEVELOPMENT (PD) DISTRICT, AMENDING THE FINAL DEVELOPMENT PLAN FOR RES. "I" OF L.P. TRACT 2 AND RES. "A" OF L.P. SEC. 2 CONSIDERATION AND ACTION
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<b>EXHIBITS:</b>	STAFF REPORT, EXISTING/PROPOSED LAYOUT EXHIBIT, ELEVATIONS, VICINITY MAP, LAKE POINTE GENERAL PLAN, PLAT EXCERPTS, APPLICATION/S, LETTER/S FROM APPLICANT
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CLEARANCES		APPROVAL	
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<b>LEGAL:</b>	N/A	<b>DIRECTOR OF PLANNING:</b>	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
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RECOMMENDED ACTION			
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Approval of the proposed PD amendment

EXECUTIVE SUMMARY			
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This is consideration of and action on a recommendation to the Mayor and Council of the 3<sup>rd</sup> amendment to the Lake Pointe Planned Development (PD) district. The purpose of the amendment is to provide specifically for townhome development of Lake Pointe Tract 2, Reserve "I" and Lake Pointe Section 2, Reserve "A". The current "Permitted Land Uses and Layout" and "General Layout" exhibit under the Lake Pointe PD allow for condo or townhome development of the two reserves, and actually show a condo building footprint in Lake Pointe Section 2, Reserve "A". This amendment would take away the condo option for both reserves and would establish the layout for future townhome development. A public hearing was held on October 25<sup>th</sup>, followed by discussion and direction from the Commission. The Commission requested elevations and asked namely about density and parking. Elevations have been provided and further discussion of density and parking is included in the attached report. The requested amendment is consistent with the Lake Pointe General Plan and with the Future Land Use Plan. It is essentially an amendment to the "Permitted Land Uses and Layout" and "General Layout" exhibit in the existing PD ordinance.

## EXHIBITS

### **STAFF REPORT**

#### **OCTOBER 25<sup>TH</sup> MEETING DETAILS:**

Following the Public Hearing on this item at the October 25<sup>th</sup>, 2007 Planning and Zoning Commission meeting, the Commission inquired about a few items related to the future development under the proposed amendment. First, elevations were requested of the applicant by the Commission out of curiosity regarding the product. The applicant has provided elevations, which are attached to this document. It is important to note that the townhomes developed under this amendment are subject to the PD Building Finish Standards, which require 50 percent masonry exterior finish. The townhomes will also be required to meet the applicable height and area (setbacks, lot coverage, etc.) regulations under the PD.

The question was also raised of how this amendment would affect the overall residential density in Lake Pointe. For the properties in question, residential condominiums totaling ninety (90) units are allowed under the current regulations. The proposed layout would allow approximately sixty (60) units. Thus, overall, there is a reduction in allowed density. No designated greenspace areas in the Lake Pointe General Plan will be affected. The Commission also inquired about parking. The applicant stated that guest parking would be provided within the individual lots. Staff will review site plans for compliance with the required Parking Regulations.

#### **MAIN POINTS FOR CONSIDERATION:**

- Compliance with Lake Pointe General Plan / Future Land Use Plan
- Townhomes are currently an allowed use under the Lake Pointe PD ordinance.
- Proposed amendment is to the “Permitted Land Uses and Layout” and “General Layout” exhibit in the ordinance.

**PERMITTED LAND USES**

PERMITTED USE	TRACT(S)
ZERO LOT LINE - PATIO	F, G
ZERO LOT LINE - VILLA	F, G
TOWNHOMES	E-1, E-2, E-3, H, G
BROWNSTONE TOWNHOMES	E-1, E-2, E-3, H, G
LIVE/WORK TOWNHOMES	E-3, E-1 (adjacent to E-3 only)
CONDOMINIUM	E-1, H
GARDEN HOMES	G

**Existing areas**

The map shows various tracts labeled as follows:

- TRACT "A"
- TRACT "B"
- TRACT "C"
- TRACT "D"
- TRACT "E-1"
- TRACT "E-2"
- TRACT "E-3"
- TRACT "E-4"
- TRACT "E-5"
- TRACT "E-6"
- TRACT "F"
- TRACT "G"
- TRACT "H"
- TRACT "I"
- TRACT "J"
- TRACT "K"
- TRACT "L"
- TRACT "M"
- TRACT "N"
- TRACT "O"
- TRACT "P"
- TRACT "Q"
- TRACT "R"
- TRACT "S"
- TRACT "T"
- TRACT "U"
- TRACT "V"
- TRACT "W"
- TRACT "X"
- TRACT "Y"
- TRACT "Z"

**Other labels on the map include:**

- BROOKS LAKE DIVERSION
- OYSTER CREEK
- CREEK BEND DRIVE
- LAKE POINTE PARKWAY
- BROOKS LAKE
- FLUOR
- OPTION TRACT
- PLOVER DRIVE

**Scale:** 1" = 300'

**North Arrow:** N

**RESUBMITTED JAN 18 2007 PLANNING EXHIBIT B**

**Castello, Inc.**  
Engineering and Surveying  
8900 Richmond Avenue, Suite 400  
Houston, Texas 77043  
(713) 763-7788 / (713) 763-3585, Fax

**Lake Pointe Town Center  
Planned Development District  
Permitted Land Uses**

JOB NO.: 2004018-19    DATE OCTOBER 2004    EXHIBIT B

EXHIBIT B



Costello, Inc.

Engineering and Surveying  
8080 Richmond Avenue, Suite 400  
North Building  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax

Lake Pointe Town Center  
Planned Development District  
Permitted Land Uses

JOB NO.: 2004018-19	DATE: OCTOBER 2004	EXHIBIT B
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The map displays the Lake Pointe Town Center Planned Development District, bounded by Brooks Lake to the west and south, and Oyster Creek to the east. The map includes several tracts labeled 'TRACT "A"' through 'TRACT "G"', 'OPTION TRACT', and 'FLUOR'. A 'PROPOSED AMENDMENT AREAS' box highlights specific sections within Tract 'E-1' and Tract 'E-3'. A legend table is located in the upper left corner, and a scale bar and north arrow are in the lower right corner.

PERMITTED LAND USES	
PERMITTED USE	TRACT(S)
ZERO LOT LINE - PATIO	F, G
ZERO LOT LINE - VILLA	F, G
TOWNHOMES	E-1, E-2, E-3, H, G
BROWNSTONE TOWNHOMES	E-1, E-2, E-3, H, G
LIVE/WORK TOWNHOMES	E-3, E-1 (adjacent to E-3 only)
CONDOMINIUM	H
GARDEN HOMES	G

SCALE: 1" = 300'

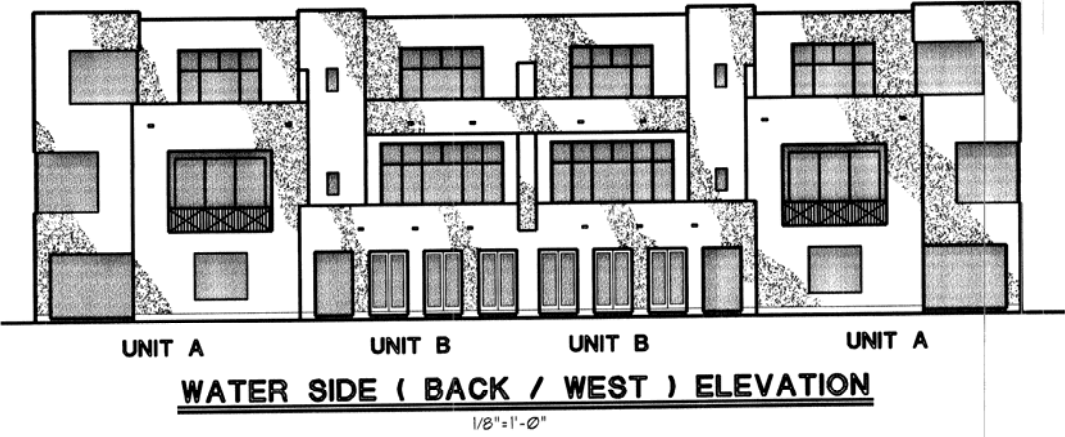
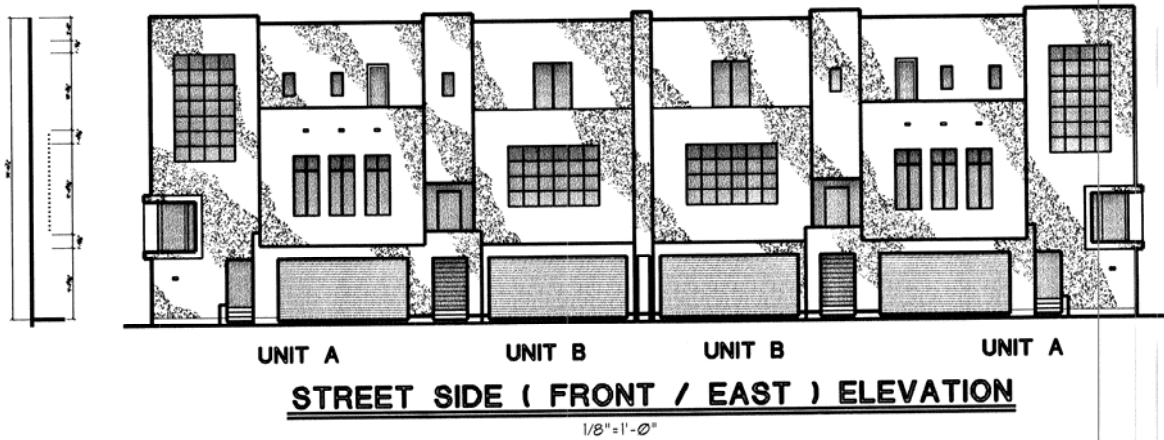
Engineering and Surveying  
Costello, Inc.  
8882 Richmond Avenue, Suite 402  
Houston, Texas 77042  
(713) 761-1700 (F) (713) 761-9800, Fax

Lake Pointe Town Center  
Planned Development District  
Permitted Land Uses

JOB NO.: 2004030-13 DATE: SEPTEMBER, 2007 EXHIBIT B

012529324

Example Elevations (southern tract):

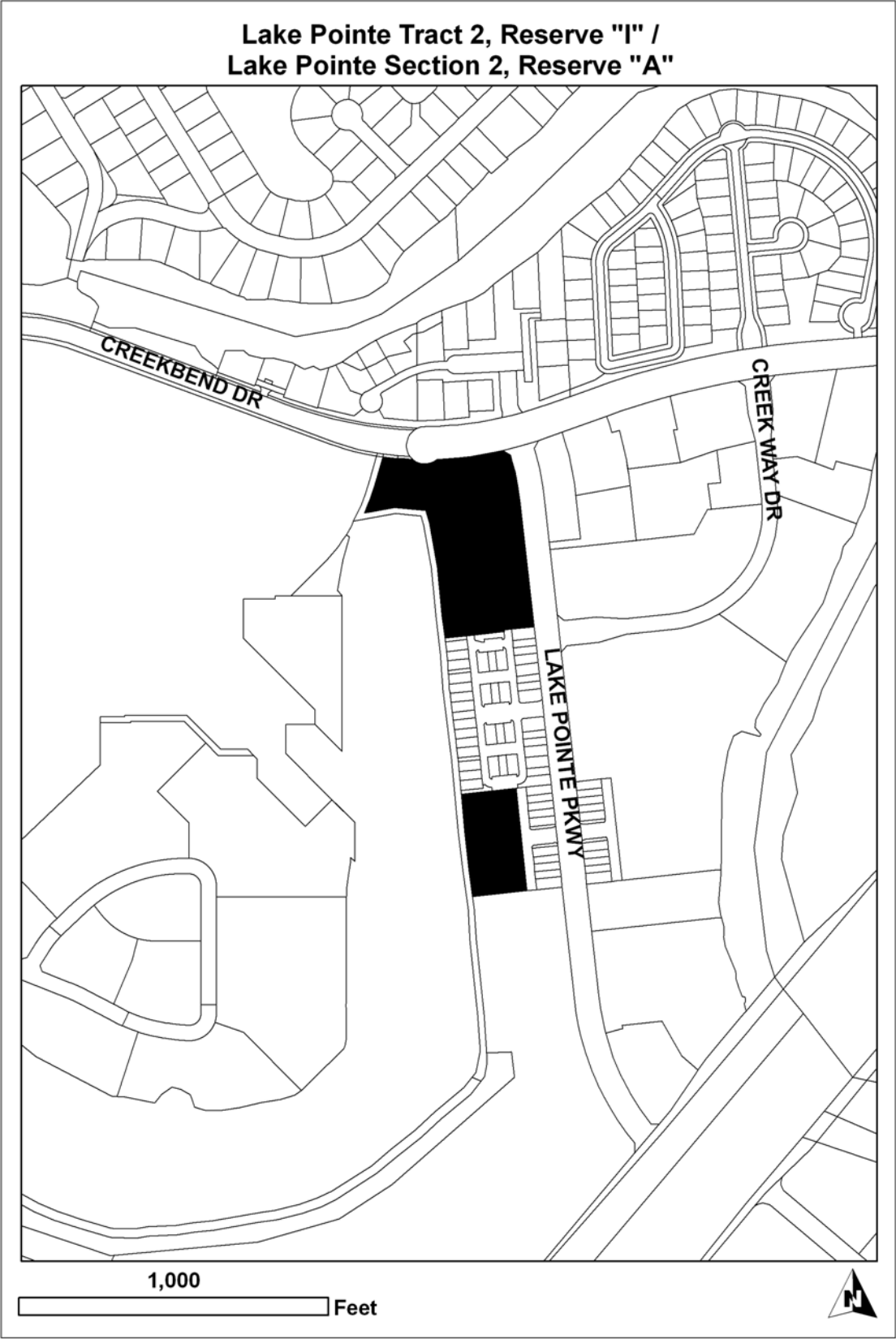




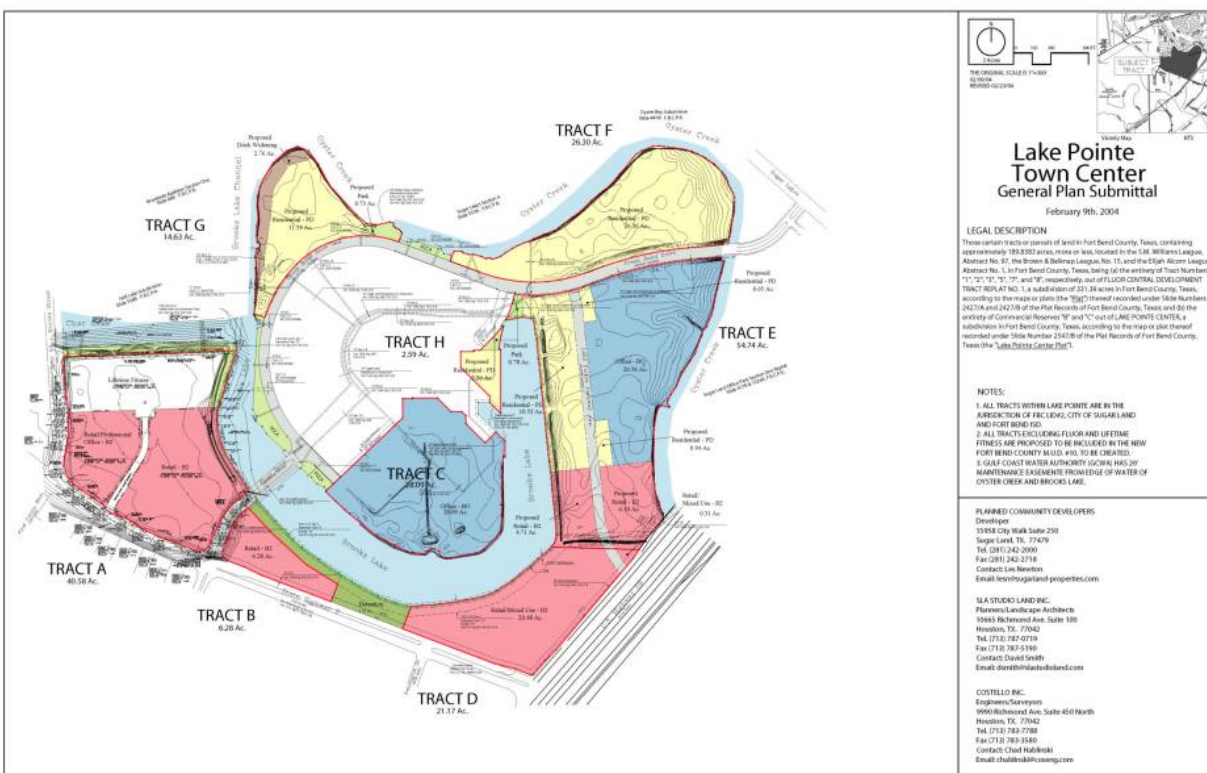
**Example Elevations (northern tract):**



Vicinity Map:



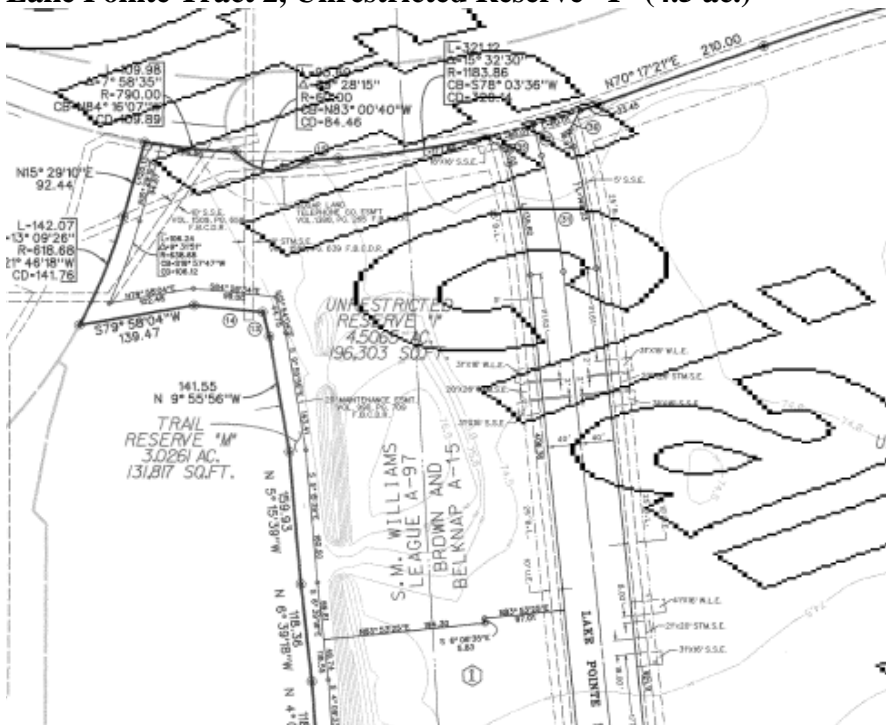
# Lake Pointe General Plan:





## Recorded Plat Excerpts:

### Lake Pointe Tract 2, Unrestricted Reserve "T" (4.5 ac.)



FBCC Plat File No. 20050132

### Lake Pointe Section 2, Reserve "A"



FBCC Plat File No. 20050254

Application (HWD):



PD Amend. 3  
RECEIVED

SEP 25 2007

FOR OFFICE USE  
Accounting Code: ZC

PLANNING DEPARTMENT  
CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact ROBERT DAVIS  
Address 1616 S. VOSS, SUITE 100, HOUSTON, TX 77057  
Phone 713/840-1001 Fax 713/840-7177  
Email rdavis@hwdinc.com

Owner

Contact HAHNFELD-WITMER-DAVIS  
Address 1616 S. VOSS, SUITE 100, HOUSTON, TX 77057  
Phone 713/840-1001 Fax 713/840-7177  
Email rdavis@hwdinc.com

Property Legal Description Reserve A of Lake Pointe Section 2, File Number 20050254  
Port Bend County See Attached

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Current Zoning District PD Proposed Zoning District, if applicable PD

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) \_\_\_\_\_

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X [Signature]  
Signature of Applicant

9-24-07  
Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
- ☒ Metes and bounds of the site or county slide number of plat, if recorded
- ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Application (PCD):



RECEIVED

SEP 25 2007

FOR OFFICE USE  
Accounting Code: ZC

PLANNING DEPARTMENT  
CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact LES NEWTON - PLANNED COMMUNITY DEVELOPERS, LTD.  
Address 15958 CITY WALK, SUITE 250, SUGAR LAND, TX 77479  
Phone 281-242-2000 Fax 281-242-2718  
Email LESN@PCDLTD.COM

Owner

Contact LAKE POINTE TOWN CENTER, LTD.  
Address 15958 CITY WALK, SUITE 250, SUGAR LAND, TX 77479  
Phone 281-242-2000 Fax 281-242-2718  
Email LESN@PCDLTD.COM

Property Legal Description TRACT "E-1" OF LAKE POINTE PD See Attached

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
PD-RESIDENTIAL

Current Zoning District \_\_\_\_\_ Proposed Zoning District, if applicable PD-RESIDENTIAL

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) \_\_\_\_\_

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X Les Newton 9/25/07  
Signature of Applicant Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- submitted 7/13  
is tract which  
has been  
collected*
- ☒ Three (3) copies of the completed application
  - ☐ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
  - ☒ Metes and bounds of the site or county slide number of plat, if recorded
  - ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
  - ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
  - ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant See HWD submittal for Reserve A of Section 2

**Letter from HWD:**

PD Amend. 3

RECEIVED

SEP 25 2007

PLANNING

September 20, 2007

Ms. Sabine Kuenzel  
City Planner  
City of Sugar Land  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

Re: Lake Pointe PD Amendment – 1.37 acre Reserve “A” of Lake Pointe Section 2

Dear Sabine:

Hahnfeld-Witmer-Davis, Inc. (“HWD”) respectfully requests that the City consider approval of an amendment to the Lake Pointe Town Center Residential PD to adopt a revised final plan for Reserve A of Section 2. The purpose of this amendment is to reflect the final site plan for the intended use which is townhomes, rather than the original site plan which was for a condominium.

We look forward to working with staff to process this PD amendment, and we are available to answer any questions that you may have.

Sincerely,



Robert Davis  
Principal

C: Gretchen Pyle

**Letter from PCD:**



**PLANNED COMMUNITY  
DEVELOPERS**

INC.

*Planned Communities and Commercial Development*

PD Amend. 3  
RECEIVED

SEP 25 2007

PLANNING

September 25, 2007

Mr. Doug Schomburg  
Assistant City Planner  
City of Sugar Land  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

Re: Amendment of Lake Pointe Residential PD Tract E-1 for Specific Plan

Dear Doug:

Planned Community Developers, Ltd ("PCD") respectfully requests that the City consider amending the Lake Pointe Residential PD to approve the specific plan for Tract E-1. The purpose of this amendment is to show the specific configuration of access and layout for proposed townhome lots.

Per our discussions, we would like to process this amendment with the recent HWD request for Reserve A of Lake Pointe Section 2 which is also proposed for townhome lots. We look forward to working with staff on these amendments.

Sincerely,

Les A. Newton  
President

C: Gretchen Pyle